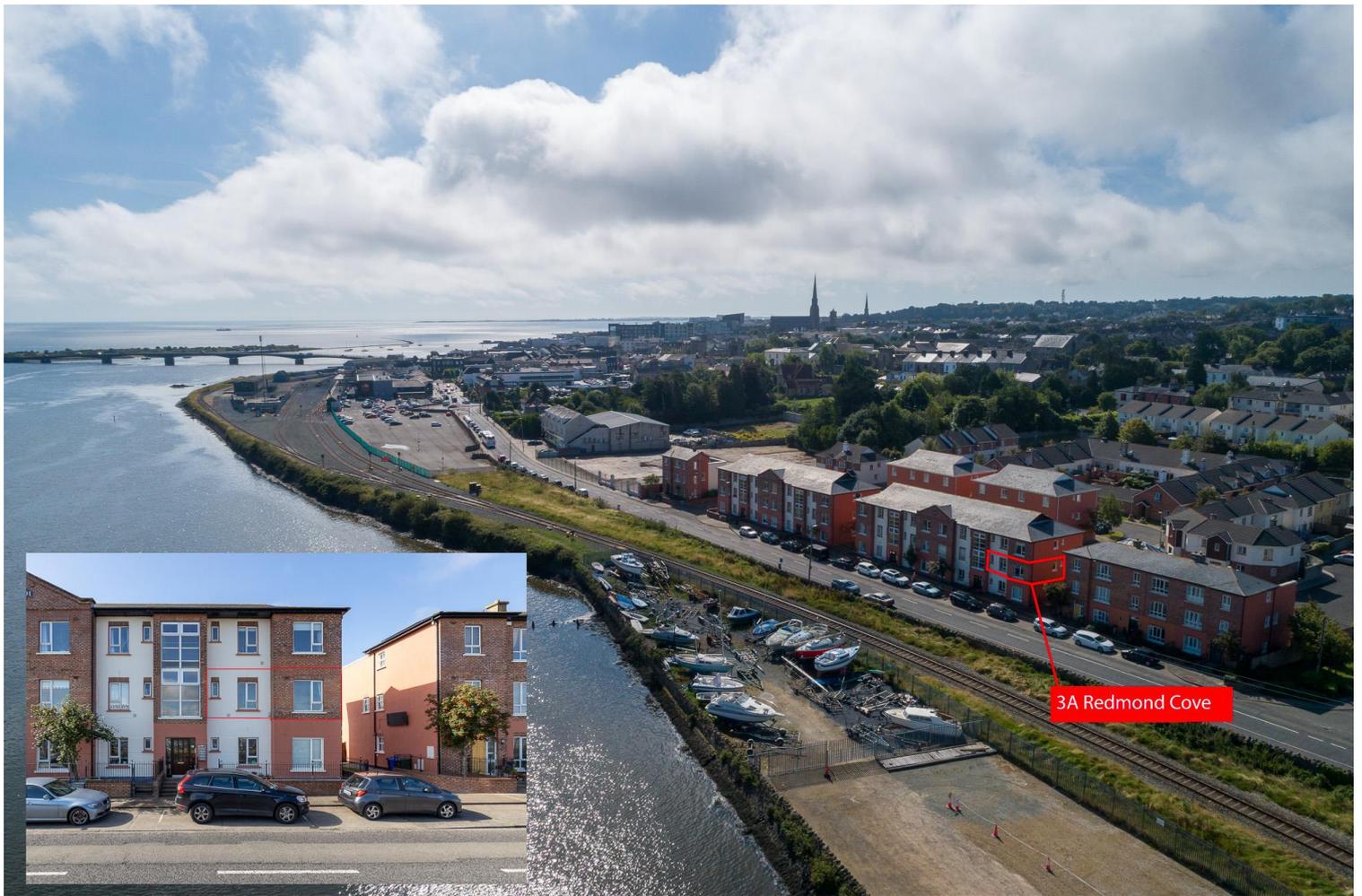


FOR SALE

AMV: €240,000 (Fully Furnished)

File No. d477.CM



Apt. 3A Redmond Cove, Wexford

- An exceptional 2 bed apartment with exceptional sea views.
- An excellent first floor 2 bed fully-furnished apartment.
- Adjacent to Wexford Harbour Boat & Tennis Club.
- Walking distance of all amenities at Wexford Town Centre.
- With dual aspect, offering excellent natural light throughout.
- Accommodation briefly comprises, entrance hall, store room, hotpress, kitchen/living/dining area, 2 bedrooms (master ensuite) and family bathroom.
- Viewing is strictly by prior appointment with the sole selling agents only, contact Wexford Auctioneers, Kehoe & Assoc. at 053 9144393



**Kehoe
& ASSOC.**

Apt. 3A Redmond Cove, Wexford

A splendid 2 bed first-floor apartment with exceptional water views and wonderful light-filled accommodation. No. 3A Redmond Cove is presented in exceptional decorative order. The location simply could not be more convenient. It is within easy walking distance of all amenities in Wexford Town Centre.

The splendid kitchen / living / dining area is open plan and directly overlooks the River Slaney & Wexford Harbour. In addition there are two double bedrooms, with the master bedroom en-suite and also an adjacent family bathroom. The property is in turn-key condition throughout and ready for immediate occupation.

The location will not be beaten and the property is so close to Wexford Town Centre.

In addition to the great location, the development at Redmond Cove also benefits from an excellent Residents Management Company with very well maintained communal areas and extensive parking.

We highly recommend viewing. To arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. on 053 9144393 or by email sales@kehoeproperty.com



ACCOMMODATION

| | | |
|--|------------------------|--|
| Entrance Hall | 3.89m x 1.41m (ave) | With intercom connector to main door. |
| Inner Hallway | 1.99m x 1.76m | With walk-in store room |
| Hotpress | | With dual immersion water heater and fitted shelving. |
| Open Plan Kitchen / Living / Dining Room | 5.57m x 5.35m | With exceptional water views over the River Slaney and Wexford Harbour. Kitchen: fully fitted kitchen, extensive wall and floor units, stainless steel sink unit, integrated appliances including oven, hob. Washing machine, dishwasher and fridge-freezer, extractor fan, tiled splashback. |
| Bedroom 1 | 4.11m x 3.30m | With fitted wardrobes. |
| En-suite | 2.06m x 1.92m | With w.c., w.h.b., shower stall with mains power shower, tiled floor, splashback and shower stall. |
| Bedroom 2 | 3.71m (max) x 3.56m | With fitted wardrobes. |
| Family Bathroom | 2.62m 2.18m | With w.c., w.h.b., bath and shower connection. Tiled floor, splashback and bath surround. |

Approximate Floor Area: c. 72 sq.m. / 775 sq.ft.







Features

- Exceptional water views
- A few minutes' walk to Dunnes Stores and Wexford Town Centre.
- Opposite Wexford Harbour Boat Club.
- Fully furnished
- Excellent condition.
- Ready for immediate occupation
- Dual aspect with excellent natural light from both sides.

Services

- All mains services
- Electric central heating
- Intercom to outside
- Fibre Broadband.

Outside

- Exceptional water views
- Residents parking

Management Company: We understand the Management Company fees for 2023 is €1,028. This is paid up to October 2023. Please note this includes the cost of refuse, external painting, building's insurance block policy, etc.

Viewing: Viewing is strictly by prior appointment and to arrange a suitable viewing time contact the sole selling agents, Kehoe & Assoc. at 053 9144393.

Directions: Eircode: Y35 W997



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applications shown here have not been tested and no guarantee as to their operability or efficiency can be given.

COPYRIGHT: SHOWCASE IMAGES.IE



Building Energy Rating (BER): C1

BER No.: 101614147

Energy Performance Indicator: 168.7 kWh/m²/yr

VIEWING: Strictly by prior appointment with the sole selling agents only.
Contact Kehoe & Assoc. at 053 9144393 to arrange an appointment

Kehoe & Assoc.,
Commercial Quay,
Wexford

053 9144393

www.kehoeproperty.com

Email: sales@kehoeproperty.com



These particulars are issued for guidance purposes only and do not form part of any contract and are issued on the understanding that all negotiations regarding this property will be conducted through this firm. PRSA No. 002141